



## CITY OF ATLANTA


M. KASIM REED  
MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVENUE, S.W. SUITE 3350 - ATLANTA, GEORGIA 30303-0308  
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CHARLETTA WILSON JACKS  
Director, Office of Planning

### MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-72 for 2210 Marietta Boulevard, N.W.

DATE: January 8, 2015

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An ordinance by Zoning Committee to rezone from the I-1 (Light Industrial) District to the O-I (Office Institutional) District, property located at 2210 Marietta Boulevard, N.W. for the adaptive reuse of an existing 35,385 s.f. building and site for the 'Agape Community Center'.

#### **FINDINGS OF FACT:**

- **Property location:** The subject property is triangular with two street frontages including approximately 712 feet on the southwest side of Marietta Boulevard, N.W. and approximately 619 feet along the northeast side of Chattahoochee Avenue, N.W. It is located within Land Lot 221 of the 17<sup>th</sup> District of Fulton County, Georgia in the Bolton Neighborhood of NPU-D (and across from NPU-C) in Council District 9.
- **Property size and physical features:** The subject property consists of an 88,930 s.f. (2.042 acre) triangular parcel with two street frontages including Marietta Boulevard and Chattahoochee Avenue which have rights-of way intersecting, but do not intersect as drivable streets. This is likely due to significant topography between the higher Marietta Boulevard and lower Chattahoochee Avenue separated by 15 feet of elevation near the apparent right-of-way intersection. Topography gradually decreases along the length of Chattahoochee Avenue southeast until flattening at the south corner of the parcel. A two (2) story building with signage indicating 'Fessco' sits close to the eastern property line and is accessible by two (2) curbcuts along Marietta Boulevard which both lead to a central parking lot. One (1) curbcut is along Chattahoochee Avenue but does not access the site. There are a number of mature trees on site which screen the site from most of Chattahoochee Avenue but there are also trees in or near the Marietta Boulevard right-of way and at the apparent rights-of way intersection.
- **CDP land use map designation:** The Land Use Map for NPU-D designates the subject property as 'Industrial'. The applicant has applied for a land use amendment to the CDP for a designation appropriate for the proposed O-I zoning.

- Current/past use of property: The subject property is currently developed with one (1) existing two (2) story 35,385 s.f. building with signage indicating 'Fessco' which the applicant notes was formerly used as a stamp and seal manufacturing facility. Staff is unaware of aware of any other uses previously on the site.
- Surrounding zoning/land uses: Land Use and Zoning designations in the immediate area are varied. The subject site and to the immediate south and west are parcels currently utilized for mostly light manufacturing, distribution and storage with I-I zoning and having land use designations of Industrial. Further to the west and immediately north is the Bolton residential neighborhood with mostly single-family homes zoned R-4 having a Low-Density Residential Land Use designation. Directly across Marietta Boulevard to the east is a large but low-density multi-family development zoned RG-3 with High Density Residential land use designation.
- Transportation system: Marietta Boulevard is a defined arterial street having 150' of right-of-way but a narrow sidewalk near the street. Chattahoochee Avenue is a collector street with no sidewalk which turns west at the northwest corner of this site into the local street known as LaDawn Lane. All other nearby streets are defined as local. The subject property is currently served by MARTA bus line #1 along Marietta Boulevard.

#### **PROPOSAL:**

The site would be rezoned to the O-1 (Office Institutional) District for the adaptive reuse of an existing 35,385 s.f. building for use of the 'Agape Community Center' (Agape). Specifically, the building would be retrofitted with classrooms for after school programs, office space for staff and an activity room/gymnasium for active programs- available for youth, seniors and community organizations. Also, the site would be slightly improved by reconfiguring the parking area, relocating and improving curbcuts and connecting driveways as well as providing new tree and landscape plantings. The applicant also notes all school children are brought to the site via buses owned and operated by Agape.

#### **Project Specifications:**

Net Lot Area:	88,930 square feet (2.04 acres)
Maximum F.A.R. allowed (non-residential):	3.0 times net (266,791 s.f.)
Proposed F.A.R. (Existing non-residential):	35,385 s.f.
Maximum F.A.R. allowed (residential):	3.20 gross (284,576 s.f.)
Proposed F.A.R. (residential):	None
Setbacks Required:	Front: 50'; ½ Depth Front 25'; Side: 15';
Setbacks Proposed (Existing):	Front: 1.5'; ½ Depth Front 40'; Side: 5.4'; (pending BZA action V-14-282)
Minimum/Maximum Parking Required:	152 spaces
Parking Provided:	48 spaces (pending BZA action V-14-282)
Minimum Loading Required:	None
Loading Provided:	Undetermined

## CONCLUSIONS:

- a. **Compatibility with comprehensive development plan (CDP); timing of development:**  
The proposed rezoning for the subject property to the O-I zoning district is not compatible with the Comprehensive Development Plan Industrial designation for the property. Staff notes that the applicant has applied for an amendment to the 15-Year Land Use Map for a designation consistent with the requested rezoning. There are no known public projects or programs with which the timing of the project would conflict.
- b. **Availability of and effect on public facilities and services; referrals to other agencies:**  
The location of the site and surrounding uses indicates there are public facilities and services available to the subject property. There has been no indication from review agencies and departments there would not be adequate public facilities and services at the subject location.
- c. **Availability of other land zoned for proposed use; environmental effect on balance of land uses with regard to the public need (optional consideration as per (16-27.004)(3):**  
Although Staff finds that there is other nearby sites available for the proposed use this location is reasonable in that the existing industrial building is proposed to be reutilized. Further, Staff feels the community center would be readily accessible by car and bus and centrally located for Agape to fulfill its mission to serve City's northwest community. Therefore, this proposed development is expected to positively impact the balance of land uses in the surrounding area.
- d. **Effect on character of the neighborhood:**  
The proposed rezoning from I-1 to O-I for the purposed of adaptive reusing a former industrial building to provide a community service facility allows for an improved and reasonable transition from industrial to residential uses in the Bolton neighborhood and would continue in diversifying the character of the area with a greater mix of uses. Therefore, Staff is of the opinion that this proposal would have a positive effect on the character of the neighborhood.
- e. **Suitability of proposed land use:**  
Although the proposed rezoning and uses are not consistent with the current Comprehensive Development Plan the applicant has applied for a land use amendment to the CDP for a designation appropriate for the proposed O-I zoning.
- f. **Effect on adjacent property:**  
The proposed development is not expected to negatively impact the adjacent and surrounding properties in that only minor improvements are proposed to the site. In fact, the site would be improved by providing an inclusive community service facility in a previously underutilized industrial site. The most critical potential adverse effect is the opportunity in the O-I district upon redeveloped to potentially be out of scale and character with adjacent properties. However, conditions can be applied to limit developments that would be out of scale and character with adjacent properties.

**g. Economic use of current zoning:**

The subject property has economic value as currently industrial zoned. However, approval of the requested rezoning and the subsequent adaptive reuse of the building and site would increase the economic value of the subject property not only for such improvements but also in direct relation to the greater opportunity for mixed uses and increased density provided by the O-I district.

**h. Tree Preservation:**

The applicant has proposed to fully comply with tree preservation ordinance.

**STAFF RECOMMENDATION: APPROVAL**, conditioned upon the following:

- 1) Conceptual Site Plan: The property shall be improved in accordance with a site plan similar to the 'Proposed New Site Plan' prepared by 'Perkins + Will' stamped received by the Office of Planning on November 4, 2014.



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M. KASIM REED  
MAYOR

CHARLETTA WILSON JACKS  
Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** U-14-32 for 678 Joseph E. Boone Boulevard, N.W.

**DATE:** January 8, 2014

The applicant seeks a Special Use Permit (SUP) for a Not-for-Profit Community Health Club for property located at 678 Joseph E. Boone Boulevard.

The applicant is continuing to work with the neighborhood on this request and has requested an additional 30 day deferral.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL- FEBRUARY 2015**



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M. KASIM REED  
MAYOR

CHARLETTA WILSON JACKS  
Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** U-14-29 for 2760 Lakewood Avenue, S.W. (aka 2756 Lakewood Avenue and 2107 Metropolitan Avenue, S.W.)

**DATE:** January 8, 2014

The applicant seeks a Special Use Permit (SUP) pursuant to Section 16-11.005 (1) (c) for a Outdoor Amusement Enterprise.

The applicant is continuing to work with the neighborhood on this request and has requested an additional 30 day deferral.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL- FEBRUARY 2015**



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M. KASIM REED  
MAYOR

CHARLETTA JACKS  
Director, Office of Planning

## MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-41 for 1791 Piedmont Road, N.E.

DATE: January 8, 2015

An Ordinance to rezone from the RG-2/Beltline Overlay District (Residential General-Sector 2) to the MR-4A/Beltline Overlay District (Multifamily Residential) District, property located at 1763-1791 (aka 1797) Piedmont Road, N.E to develop a multi-family residential project with approximately 180 residential units of 166,500 total square feet with 272 parking spaces in an accessory parking deck.

The applicant has requested additional time for this application. Staff is supportive of a 30 day deferral.

STAFF RECOMMENDATION: 30 DAY DEFERRAL-FEBRUARY 2015



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**CHARLETTA WILSON JACKS**  
Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** U-14-31 for Transfer of Development Rights  
Receiving property: 1791 Piedmont Road N.E.

**DATE:** January 8, 2015

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An Ordinance granting a Special Use Permit for the transfer of excess development density from property located at 641 (aka) 665 North Avenue (Sending Parcels) to property located at 1763-1791 (aka 1791) Piedmont Avenue (Receiving Parcels); and for other purposes. Note: the development rights proposed to be sent have been previously severed per U-11-017 (11-O-0693).

The applicant has requested additional time for this application. Staff is supportive of a 30 day deferral.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL-FEBRUARY 2015**





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CHARLETTA WILSON JACKS  
Director, Bureau of Planning

### MEMORANDUM

TO: Zoning Review Board

FROM: Charletta Wilson Jacks, Director 

SUBJECT: Z-14-67 for 720 Ralph McGill Blvd, NE

DATE: January 8, 2015 (*deferred from December 11, 2014*)

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The applicant seeks to rezone the property from the I-1 (**Light Industrial**) district to the MRC-3 (**Mixed Residential Commercial**) district to construct a new multi-family development with ground floor commercial uses. The **Beltline Overlay zoning district** would remain in place and unchanged on the property.

#### FINDINGS OF FACT:

- Property location: the subject property is located on the northwest corner of Ralph McGill Boulevard at Ashley Avenue in the Old Fourth Ward Neighborhood of NPU-M, Council District 2. It is located in land lot 18 of the 14<sup>th</sup> District, Fulton County, Georgia.
- Property size and physical features: The property is approximately 1.914 acres (83,383 square feet) and contains a single story commercial building and parking lot. There are several mature trees in the rear yard and abutting Ashley Avenue. There is a significant topographical change between the parking lot (east of the building) and Ashley Avenue.
- CDP land use map designation: The current land use designation is Mixed-Use (MU). A CDP land use designation is not required to change the zoning.
- Current/past use of property: According to the applicant, current and past use of the property includes a warehouse storage facility, web design, t-shirt print shop and music rehearsal facility.
- Surrounding zoning/land uses: Surrounding zoning includes industrial (I-1/I-2) zoning districts to the north and east of the property, single-family (R-4) to the south and Mixed Residential Commercial (MRC-3-C) to the west and north. Surrounding land uses are multi-family residential abutting to the north, Georgia Power truck/equipment storage facility to further north, a commercial building being renovated to offices/retail uses to the east, single-family to the south, Old Fourth Ward Park abutting the property to the west, multi-family uses nearby to the east and west, and Sunbelt equipment rentals to the south (between the single-family and multi-family uses).

- **Transportation:** Ralph McGill Boulevard and Ashley Avenue are classified as local streets. MARTA bus service (#16) runs along Ralph McGill Boulevard with bus stops located at the intersection with Ashley Avenue. Access to Freedom Parking way and Interstates I-75/85 are within a 5-10 minute drive of the subject property.

#### **PROPOSAL:**

The applicant seeks to rezone the property to construct approximately 244 residential units with up to 15,000 square feet of ground floor commercial and 385 parking spaces. The structure would be between five and seven stories and not exceed an overall height of 77 feet.

#### **CONCLUSIONS:**

- 1) **Compatibility with comprehensive development plan (CDP); timing of development:** The proposed development and rezoning are consistent with the Comprehensive Development Plan designation for a mixed-use development.
- 2) **Availability of and effect on public facilities and services; referrals to other agencies:** Public facilities and services exist; however, at time of permitting the development plans will be submitted to other agencies for permit review for compliance with applicable City codes.
- 3) **Availability of other appropriate land zoned for proposed use; effect on balance of land uses with regard to the public need:** The applicant does not own other properties in the immediate area that are available for redevelopment and the subject property currently has commercial uses. Rezoning the property to an MRC district would allow for residential uses which are currently not permitted in the I-1 zoning district for new construction. The proposed rezoning would allow for mixed-uses consistent with the Comprehensive Development Plan (CDP), although the Beltline Subarea #5 Master Plan recommended green space for eventual land acquisition and consolidation into the Old Fourth Ward Park. The development would have a positive impact on the character of the neighborhood by reducing the amount of industrial encroachment into a predominately residential and mixed-use area and allow for the redevelopment of the property.
- 4) **Effect on character of the neighborhood:** The rezoning would benefit the overall neighborhood by removing the industrial designation which is no longer compatible with the nearby residential uses and the abutting Old Fourth Ward Park.
- 5) **Suitability of proposed land use:** Staff is of the opinion that the proposed rezoning would be compatible with surrounding zoning and land uses.
- 6) **Effect on adjacent property:** The redevelopment of the property with compatible residential and non-residential uses would have a positive impact on adjacent properties. Furthermore, additional residential uses would enhance the abutting Old Fourth Ward Park with additional 'eyes' on the park.
- 7) **Economic use of current zoning:** Staff is of the opinion that the property currently has economic value, however, redevelopment of the property for mixed-use with a combination of residential and accessory ground floor commercial uses will likely increase its economic value.
- 8) **Compatibility with policies related to tree preservation:** Redevelopment of the property must comply with the City of Atlanta Tree Ordinance at time of permitting.

**STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING:**

- 1) The Property shall be developed in accordance with the conceptual Site Plan prepared by Lord Aeck Sargent dated December 30, 2014 and stamped "received" by the Office of Planning on December 30, 2014; provided, however, that this condition shall not preclude application of the MRC and Beltline Overlay District regulations.
- 2) Non-residential square footage shall be provided at a minimum of 6,000 square feet and shall not exceed 15,000 square feet.
- 3) Building height shall not exceed 77 feet as measured from the southwest corner of the building.
- 4) Parking deck:
  - a. Along the western facade facing the Old Fourth Ward Park the deck shall be completely screened with either a liner building or shall comply with the Beltline district "active-use depth requirements on all floor levels where the deck would otherwise be exposed to the Park.
  - b. Along the northern facade the parking deck shall have any openings comply with the screening requirements of "public" facades of Section 16-28.028(1)(b).
- 5) Building facade materials for exterior facades facing property lines (with the exception of glazing and doors):
  - a. Facades of the first two stories as well as building foundations shall be faced in brick, terracotta, stone, masonry with the appearance of brick, terracotta or stone; poured-in-place concrete; or hard coat stucco. No more than 33% of the total facade area of the first two stories shall be hard coat stucco.
  - b. Facades of the first two stories (commercial level and one residential level above) along Ralph McGill Boulevard and the three stories (lower level parking, commercial level and one residential level above) along Ashby Avenue, as well as building foundations shall be faced in brick, terracotta, stone, masonry with the appearance of brick, terracotta or stone; poured-in-place concrete; or hard coat stucco. No more than 33% of the total facade area of the first two stories shall be hard coat stucco.
  - c. Above the second story no more than 66% of the total facade area shall be hard coat stucco.
  - d. Vinyl siding and exterior insulation finish systems (EIFS) materials are prohibited.
- 6) Residential fenestration on exterior facades facing property lines:
  - a. Window frames shall be recessed a minimum of  $\frac{3}{4}$  inches and articulated in an architectural manner to distinguish the windows from the exterior building facade, unless they are constructed as a glass curtain wall.
  - b. Paired windows that are grouped together shall have center mullions that are at least one inch wider than the side trim.
  - c. Windows with divided lights shall utilize true divided lights or simulated divided lights. Flat "snap-in muntins" and muntins that are sandwiched between layers of glass are prohibited.
  - d. Window fenestration shall be provided for a minimum of 25% of each facade surface area that fronts the Old Fourth Ward Park, Ralph McGill Boulevard and Ashley Avenue. Fenestration shall be calculated separately for each building facade.
- 7) Access to Old Fourth Ward Park along the western property line, subject to SAP and Parks department approval as applicable:
  - a. A publicly accessible north/south walkway shall be provided along the western property line extending from Ralph McGill Boulevard to the east leg of Angier Avenue.
  - b. Pedestrian entrances shall be provided to the north/south walkway for each residential unit and/or non-residential tenant space facing the Park and located within five (5) vertical feet above or below the grade of the abutting Park.
  - c. A maximum of three pedestrian walkway connections shall be provided from the development to the Park along the north/south walkway.



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KASIM REED  
MAYOR

CHARLETTA WILSON JACKS  
Director, Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-42 for 3537, 3541, 3545, 3549, 3555 Roxboro Road NE

**DATE:** January 8, 2015

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The applicant seeks a rezoning of the property, from **R-3** to **MR-3**, in view of a new development composed of 21-unit townhouse for the property located at **3537, 3541, 3545, 3549, 3555 ROXBORO ROAD, NE**

In order to allow the applicant for additional time to revise the proposed site plan, at the request of the applicant, Staff has recommended a 30 days deferral, before disposition on the rezoning request.

**STAFF RECOMMENDATION: 30 DAY DEFERRAL – FEBRUARY, 2015**



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KASIM REED  
MAYOR

CHARLETTA WILSON JACKS  
Director  
Office of Planning

### MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-14-47 for 2573 (aka 2531) Lenox Road, N.E.

**DATE:** January 8, 2015 (*December 4, 2014*)

**An Ordinance to rezone from the O-1 (Office Institutional) to the C-1 (Light Commercial) District for property located at 2573 (aka 2531) Lenox Road, N.E.**

The applicant has requested a withdrawal of this case.

**STAFF RECOMMENDATION: FILE**




KASIM REED  
MAYOR

**CITY OF ATLANTA**  
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CHARLETTA WILSON JACKS  
DIRECTOR  
Office of Planning

**MEMORANDUM**

**TO:** Zoning Review Board  
**FROM:** Charletta Wilson Jacks, Director   
**SUBJECT:** Z-14-61 for 1099 North Avenue and 579 (rear) North Highland, N.E.  
**DATE:** January 8, 2015 (Deferred November 13, 2014)

The applicant requests to rezone property from the **R-4 (Single Family Residential)** district to the **MRC-3 (Multi Residential Commercial-Sector 3)** district for the development of seventeen (17) townhomes.

The applicant has requested an additional deferral to allow time to revise the site plan and continue discussing the proposal with the impacted neighborhood. This was unable to get accomplished during the holiday season. Staff is supportive of the deferral request.

**STAFF RECOMMENDATION: 30-DAY DEFERRAL- FEBRUARY 2015**




KASIM REED  
MAYOR

**CITY OF ATLANTA**  
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CHARLETTA WILSON JACKS  
DIRECTOR  
Office of Planning

## MEMORANDUM

**TO:** Zoning Review Board

**FROM:** Charletta Wilson Jacks, Director 

**SUBJECT:** Z-13-36 for 961 - 973 DeSoto Street, NW

**DATE:** January 8, 2014 (Deferred from November 6, 2014)

**An Ordinance to rezone from the SPI-11 SA6/BL (Special Public Interest District: Vine City and Ashby Station Subarea 6/Beltline Overlay) District to SPI-11 SA8/BL (Special Public Interest District: Vine City and Ashby Station Subarea 8/Beltline Overlay) District for property located at 961-973 DESOTO STREET, N.W**

### FINDINGS OF FACT:

- property location: The property is located in the Washington Park neighborhood of NPU-K in Council District 3, and Land Lot 115 of the 14<sup>th</sup> District.
- property size and physical features: The subject site is a large square lot with a total of 2.2 acres, and fronting 297 feet on DeSoto Street. The topography is primarily level with the street grade, but the overall site has a declining slope from the east to the west. The property is currently developed with 10 abandoned and boarded-up multi-family buildings.
- CDP land use map designation: Medium Density Residential.
- current/past use of property: The site was formerly a multi-family residential development, which has been vacant and abandoned for several years.
- surrounding zoning/land uses: The subject property is located in a large area of single-family residential zoning and uses, but most of the land on the immediately adjacent lots on the same side of the street consist of institutional (YMCA), and multi-family.

- transportation system: De Soto Street is directly connected to Joseph Lowery Boulevard, which is a major Marta bus line, and also has a train station that fronts the same street in close proximity to De Soto Street.

## PROPOSAL:

The applicant proposes to rezone the referenced property to SPI-11, SA-8, which is a zoning sub-area that allows multi-family developments. This category would allow the existing vacant multi-family buildings on the lot to be renovated, and re-utilized as multi-family. Additional site improvements such as landscaping and parking space additions would also be involved. The existing complex consists of 64 units.

## CONCLUSIONS:

### (1) Compatibility with comprehensive development plan (CDP); timing of development:

The current CDP land use designation of the site is Medium Density Residential. This land use is compatible with the proposed SPI-11, SA-8 zoning category, and proposes to use the existing density on the site which is approximately 0.482.

As previously mentioned the existing buildings will be renovated, and there will be no additional building expansion.

The 2009 Vine City/ Washington Park Livable Centers Initiative specifically recommends the rezoning of the site to a multi-family zoning category.

### (2) Availability of and effect of public facilities and services; referral to other agencies:

The standard public facilities and services currently available to the other existing residential and non-residential uses on the same street will be utilized. The previous infrastructure that remains will be continued, and there is no expansion of the multi-family density proposed. No other agencies have expressed concern over an inability to serve the proposed theater.

### (3) Availability of other land suitable for proposed use; environmental effect on balance of land uses:

Although there is residentially-zoned land in the vicinity, it is either already developed or not suitable to accommodate the proposed use. The existing land use designation for the property is identified as medium-density residential, and although currently vacant, the property is already developed with the intended multi-family project, so there would not be a significant effect on the balance of land uses.

### (4) Effect on character of the neighborhood:

The rezoning of these properties would accomplish a step in the implementation of the 2009 Vine City/ Washington Park Livable Centers Initiative, which promotes better walkability, and attractive building aesthetics. The existing buildings have been shut down and vacant for several years, which have resulted in poor site maintenance. This adversely affects the neighborhood's character by creating visual blight for the community, and encouraging



unsafe activity at the site such as various criminal acts, or as a dangerous playground area for unattended children. The renovation of this site will remove it as an eyesore for the neighborhood, and convert it into useable housing stock with upgraded site and streetscape conditions.

- (5) Suitability of proposed land use: As mentioned before the rezoning of the site for the multi-family use is aligned with the Vine City/ Washington Park Livable Centers Initiative. The study supported the rezoning of this site to “more fully achieve the neighborhood’s vision of promoting a high-quality, pedestrian friendly, mixed use environment that will serve the neighborhood and make best use of public infrastructure such as transit.” The site is a short distance away from Ashby Marta Station, and would provide very convenient location for those who do not have vehicles, or who prefer to use public transportation.
- (6) Effect on adjacent property: As previously mentioned, the renovation of the existing buildings should positively affect the adjacent property by removing a visually blighted property. This can help to spawn other developments, where appropriate that may be available nearby.
- (7) Economic use of current zoning: The current zoning does not appear to have a viable economic use for single-family residential due to the fact that the property has remained in its current dilapidated state for a couple of decades.
- (8) Tree Preservation: The proposed project does not appear that it will have an impact on existing trees, but will ensure accordance with the City of Atlanta Tree Ordinance.

**STAFF RECOMMENDATION: APPROVAL, conditioned on the following:**

1. Site Plan similar to site plan received by the Office of Planning on October 8, 2014 Said plan shall not prohibit the application of the SPI-11 zoning regulations and shall be subject to conformance with other City of Atlanta department requirements and regulations..
2. There shall be a new streetscape consisting of a 5 foot wide landscape zone and a 6 foot wide sidewalk clear zone with a continuous sidewalk across the driveways.
3. There shall be four 3 inch caliber trees in the landscape zone.
4. A maximum of two, one-way curb-cuts for vehicular ingress/egress on De Soto Street.